

RIDGEMEDE HILLS

# RIDGE MEDE HILLS

LINE	LENGTH	BEARING	LAT. - Cos		DEPARTURES (SINE)	
			N	S	E	W
AB	660.80	N007W	660.08			
BC	225.00	EAST			225.00	
CD	496.5	N027W	496.50			
DE	1037.5	S89-55W		11.45		1037.39
EF	825	S-0-04-23W	824.91		0.90	
FG	198	EAST			198.00	
GH	59.7	N55-45E	33.76		49.59	
HI	505.2	EAST			505.2	
IJ	363	SOUTH		363.00		
JA	60	EAST			60	
			12190.26	1189.36	1037.70	1038.20
			47		0.50	
			90			

1265  
64  
186.5

CURVE #1 ANGLE =  $36-52-18-26$   
 $\frac{2}{2}$   
 TANG. = 90 FT.  
 RADIUS = 270 FT.

DEF. = 4-36-30  
 9-13-00  
 13-49-30  
 18-26

% OF CURVE = 10.24%  
 LENGTH OF CURVE = 173.94

CHORD LENGTHS = 43.25 FT.

CURVE #2 ANGLE =  $36-52-18-26$   
 RADIUS = 330.00 FT.  
 TANG. = 109.98 FT.

DEF. 4-36-30  
 9-13-00  
 13-49-30  
 18-26-00

% OF CURVE = 10%  
 LENGTH OF CURVE = 207.34

CHORD LENGTHS = 52.86 FT.

# RIDGE MEDE HILLS

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CURVE #3

$$\text{ANGLE} = \frac{69-02}{2} = 34-31$$

$$\text{TANG} = 110.00$$

$$\text{RADIUS} = 159.94$$

$$\text{DEF.} = 8-37-45$$

$$17-15-30$$

$$25-53-15$$

$$34-31$$

$$\text{CHORD LENGTH} = 47.82$$

$$\text{O/P OF CURVE} = 0.191\%$$

$$\text{LENGTH OF CURVE} = 191.86$$

CURVE #4

$$\text{ANGLE} = \frac{69-02}{2} = 34-31$$

$$\text{RADIUS} = 109.94 \text{ FT.}$$

$$\text{TANG} = 75.60 \text{ FT.}$$

$$\text{DEF.} = 8-37-45$$

$$17-15-30$$

$$25-53-15$$

$$34-31$$

$$\text{CHORD LENGTH} = 32.93 \text{ FT.} = 90$$

$$\text{CURVE \%} = 19.16\%$$

$$\text{LENGTH OF CURVE} = 132.34$$

RIDGE MEDE HILLS

J. No. STAPLETON

RE: ~~SAR~~ FLOYD

To John

My dear



I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the plat shown here is a true representation of the RIDGEMEDE HILLS ADDITION, said Addition being a part of the Southeast quarter of the Southeast quarter of Section Three(3), Township Eight (8) North, Range One (1) East, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point on the South line of said quarter quarter that is Five Hundred Twenty-two (522) feet West of the Southeast corner of the said quarter quarter, said point being the West line of the real estate as set out in the deed of conveyance from Willard P. Robertson to Charles R. Elkins and Tava R. Elkins, husband and wife, dated March 15, 1957, and recorded in Deed Record #123, at page 249 of the records of Monroe County, Indiana, thence running North over and along the said West line of the said Elkins real estate for a distance of Six Hundred Sixty (660) feet; thence running East for a distance of Two Hundred Twenty-five (225) feet and to the West boundary line of the real estate as set out in the deed of conveyance from Willard P. Robertson to Samuel M. Loeschner and Anne A. Loeschner, husband and wife, dated August 28, 1956, and recorded in Deed Record #121, at page 276; thence running North over and along the West line of the said Loeschner real estate for a distance of Four Hundred Ninety-six and five tenths (496.5) feet; thence running West for a distance of Two Hundred Thirty-seven and one-half (237.5) feet and to the West line of said quarter quarter; thence running South over and along the West line of the said quarter quarter for a distance of Eight Hundred Twenty-five (825) feet and to a point that is Three Hundred Thirty (330) feet North of the Southwest corner of the said quarter quarter; thence running East over and along the South line of One Hundred Ninety-eight (198) feet; thence running South for a distance of Three Hundred Thirty (330) feet and to the South line of said quarter quarter; thence running East over and along the South line of said quarter quarter for a distance of Fifty (50) feet and to the Southwest corner of the real estate as set out in the deed of conveyance from Willard P. Robertson to Donald Arthur Scalliey and Barbara Jane Scalliey, husband and wife, dated October 31, 1958, and recorded in Deed Record #128 at page 472; thence running North for Three Hundred Sixty-three (363) feet and to the Northwest corner of the said Scalliey real estate; thence running East Three Hundred Eighty (380) feet; thence running South Three Hundred Sixty-three (363) feet and to the South line of said quarter quarter; thence running East over and along the South line of said quarter quarter for a distance of One Hundred Eighty-six and one-half (186.5) feet, more or less, and to the place of beginning. Containing in all more or less.

*John T. Stapleton*  
John T. Stapleton, Civil Engineer

LAND USE REGULATIONS - (a) All lots in the addition are reserved for residential use. No building or any part thereof erected on any lot shall be used for commercial purposes whatsoever.

(b) No residence shall be occupied prior to completion and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot in this sub-division shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Only single family residences shall be erected on lots in this Addition with the exception of lots 1, 2, 3, 4, 25, 26 and 31 on which may be erected duplexes.

#### BUILDING SIZE RESTRICTIONS

(c) The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, carports, chimneys and eaves. Ground floor area shall be measured from the outside of the building's foundation. No residence erected in this addition shall have less than 1200 square feet in the ground floor area.

(b) Split-level houses shall be considered a one story house for these restrictions.

#### ADDITIONAL SUB-DIVISION RESTRICTIONS

(a) Waste Disposal - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers, out of sight and under cover except on days of trash collection. All equipment for the storage or disposal of such material shall be kept in a clean, sanitary condition.

SEWAGE - No individual sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located, constructed and equipped in accordance with the standards and requirements of the Indiana State Board of Health.

ANIMALS AND PETS - No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other normally recognized household pets may be kept providing they are not kept, bred, or maintained for any commercial purpose.

No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said sub-division nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

BUILDING LINES - Between building lines and street lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained.

UTILITY STRIPS - Shown on this plat are the various utility strips that are hereby reserved for the use of public utilities, and on or over which no permanent structure, or structures, shall be erected or maintained. No utility pole shall be placed within three (3) feet of any lot corner. All lot corners shall be protected during the placing of any underground carriers.

TERM OF RESTRICTION - These restrictions may be changed with the approval of all legal title owners within said addition.

The right to enforce these restrictions by injunction is hereby dedicated to the owners of the various lots in this addition.

We, the undersigned, the owners of the real estate described herein, hereby acknowledge the execution of this plat, the same to be known as the RIDGEMEDE HILLS ADDITION of a part of the Southeast quarter of the Southeast quarter of Section 3, T8N, R1E, in Monroe County, Indiana, and hereby dedicate the streets to the public.

*John D. Roseman*  
John D. Roseman, Notary Public

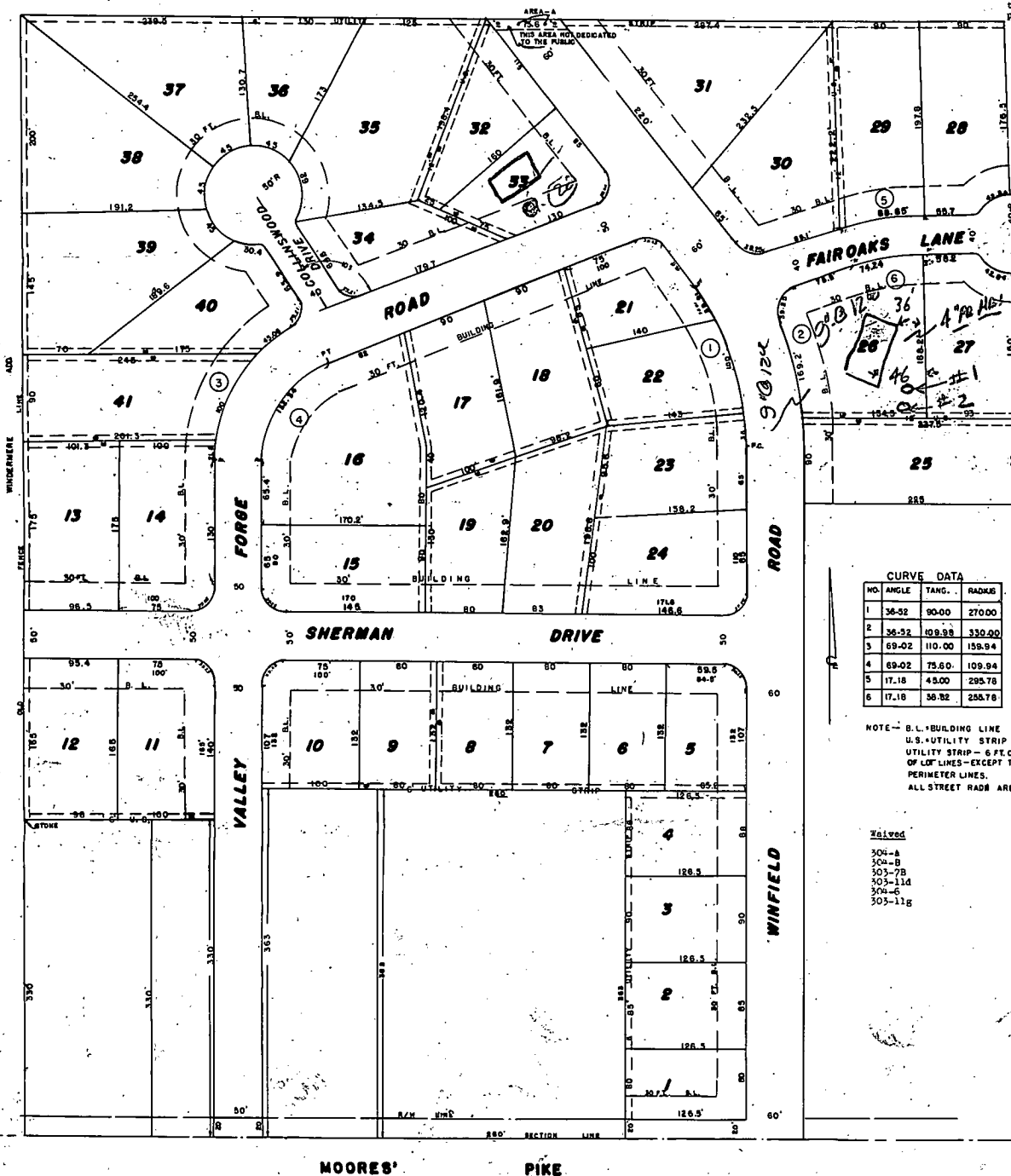
STATE OF INDIANA SS:  
COUNTY OF MONROE

Personally appeared before me as a Notary Public in and for said County this 24th day of August, 1958, John T. Stapleton and John D. Roseman, who being duly sworn, depose and say that they are the owners of the real estate described in the foregoing plat, and they acknowledge the execution of the instrument above for the purposes therein stated.

My Commission expires:

APPROVED: County Plan Commission,  
*John T. Stapleton* President  
*William J. Hayes* Secretary

## RIDGEMEDE HILLS



#2  
#26-17" AT 9:55  
#1-  
20" AT - 9:55  
#33 2 1/4  
13.5" AT 10:05  
1206N = 8"

# Warranty Deed

This Indenture Witnesseth, That Millard F. Robertson, unmarried and of legal age

of Monroe County, in the State of Indiana, Convey and Warrant to Rex D. Grossman and Nancy A. Grossman, husband and wife

of Monroe County, in the State of Indiana, for and in consideration of One dollar (\$1.00) and other valuable consideration, including exchange of real estate,

the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County, in the State of Indiana, to-wit: A part of the Southeast quarter of the Southeast quarter of Section Three (3), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point on the South line of said quarter quarter that is Five Hundred Twenty-two (522) feet West of the Southeast corner of the said quarter quarter, said point being the West line of the real estate as set out in the deed of conveyance from Millard F. Robertson to Charles R. Elkins and Tava K. Elkins, husband and wife, dated March 15, 1957 and recorded in Deed Record 123 at page 249 of the records of Monroe County, Indiana; thence running North over and along the said West line of the said Elkins real estate for a distance of Six Hundred Sixty (660) feet; thence running East for a distance of Two Hundred Twenty-five (225) feet and to the West boundary line of the real estate as set out in the deed of conveyance from Millard F. Robertson to Samuel M. Loescher and Aase A. Loescher, husband and wife, dated August 24, 1956 and recorded in Deed Record 121 at page 276; thence running North over and along the West line of the said Loescher real estate for a distance of Four Hundred Ninety-six and five tenths (496.5) feet; thence running West for a distance of Ten Hundred thirty-seven and one-half (1037.5) feet and to the West line of said quarter quarter; thence running South over and along the West line of the said quarter quarter for a distance of Eight Hundred Twenty-five (825) feet and to a point that is Three Hundred Thirty (330) feet North of the Southwest corner of the said quarter quarter; thence running East for a distance of One Hundred Ninety-eight (198) feet; thence running South for a distance of Three Hundred Thirty (330) feet and to the South line of said quarter quarter; thence running East over and along the South line of said quarter quarter for a distance of Fifty (50) feet, and to the Southwest corner of the real estate as set out in the deed of conveyance from Millard F. Robertson to Donald Arthur Smalley and Barbara Jane Smalley, husband and wife, dated October 31, 1958 and recorded in Deed Record 128 at page 472; thence running North for Three Hundred Sixty-three (363) feet and to the Northwest corner of the said Smalley real estate; thence running East Three Hundred Eighty (380) feet; thence running South Three Hundred Sixty-three (363) feet and to the South line of said quarter quarter; thence running East over and along the South line of said quarter quarter for a distance of One Hundred Eighty (180) feet, more or less, and to the place of beginning. Containing in all Twenty (20) acres, more or less.

Subject to the second installment of taxes for the year 1958, payable in 1959, and all subsequent taxes, which Grantees assume and agree to pay;

This conveyance is made subject to the following building and use restrictions:

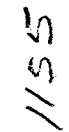
1. No building or any part thereof erected or maintained on this real estate shall be used for business, commercial or industrial purposes of any kind; Nonnoxious, illegal or offensive activity shall be carried on on any lot, or part thereof nor shall any thing be done thereon which

or containing less than 8800 square feet;

2. No dwelling shall be erected on any part of this real estate containing less than 1200 sq. feet, excluding basement area; however, split level dwellings may be erected and both levels included in calculating such area.

4. No dwellings shall be erected on said premises containing more than 10 per cent used lumber, nor shall any exterior wall thereof above floor level have concrete block or building tile exposed.

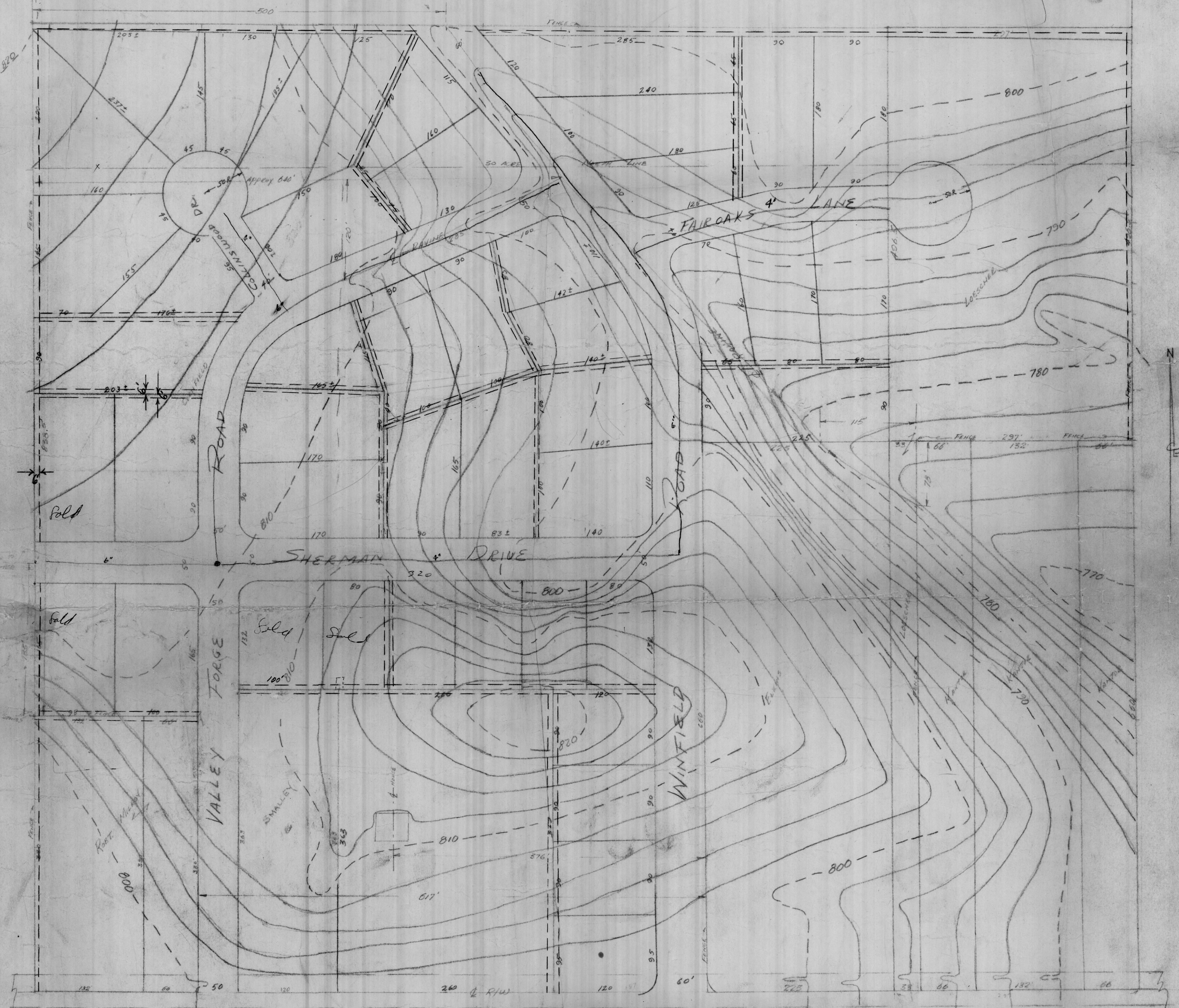


$$\begin{array}{r} 125.0 \\ 14.9 \\ \hline 110.1 \end{array}$$


FIELD MODEL DRAWING  
SCALE 1" = 60'



RALPH ROGERS



# RIDGEMEDE HILLS

PRELIMINARY PLAN

UTILITY STRIPS  
WATER LINES

PLAN OF  
MILLARD ROBINSON LANDS  
VICINITY - SCALE 60' TO 1" IN  
43 LOTS  
J.R.S.